

MEMORANDUM

Date: August 28, 2006

From: Douglas P. Schomburg, AICP, Asst. City Planner *D.P.S.*

To: Sabine Somers-Kuenzel, AICP, City Planner

Re: Mixed Use Conservation (MUC) District Strategic Project:
Summary of Built-Environment Key Characteristics- 2006

Following extensive field investigation and data compilation by Travis Tanner and Kevin Davenport, the MUC Strategic Project Team members met on August 24, 2006, to identify key characteristics within the built-environment that shape character. All of the properties originally constructed as residences along the west side of Brooks Street, north side of Guenther, and upper Venice were reviewed as to basic style, form and characteristics, and the following was determined to apply to both the brick and siding clad buildings:

- Contain medium gabled pitched roofs with wide unenclosed eave overhangs
- Primary structures do not appear to exceed 1 ½ stories
- All properties have detached garages
- Front loading garages do not appear closer than 15' to the front façade of the primary structure
- Detached garages are all 1 story with exception of garage/apt. at 204 Brooks St
- Each building had a front porch feature, whether partially enclosed or screened
- Siding-clad houses have the siding is placed across in horizontal fashion
- Hipped roof feature for front gable on all brick-clad houses

This is a basic list of similar features found on the buildings within the MUC District that were originally constructed as residences for company employees of the Imperial Sugar Corporation. Whether currently used as residential property or converted to commercial, key characteristics are still visible on these properties as of Summer 2006 that shape the character of the district.

Cc: Clark Peschel, Building Official
Travis Tanner, Planner